

138.0

0003

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,195,900 / 1,195,900

USE VALUE: 1,195,900 / 1,195,900

ASSESSED: 1,195,900 / 1,195,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MARSH CHRISTOPHER &	<input type="checkbox"/>
Owner 2: MARSH NATALIE	<input type="checkbox"/>
Owner 3:	<input type="checkbox"/>

Street 1: 54 PLEASANT VIEW ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02474 Type:

PREVIOUS OWNER

Owner 1: DOLAN DAVID D & SARA Q -

Owner 2: -

Street 1: 51 ROBIN HOOD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,847 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1946, having primarily Clapboard Exterior and 2688 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6847		Sq. Ft.	Site		0	90.	0.91	10									562,871						562,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										88611
										GIS Ref
										GIS Ref
										Insp Date
										11/04/17



USER DEFINED

Prior Id # 1:	88611
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:57:58
Print	
Date	Time
07/19/18	18:57:21
Last Rev	
Date	Time
07/19/18	18:57:21
ASR Map	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	633,100	0	6,847.	562,900	1,196,000	1,196,000	Year End Roll	12/18/2019
2019	101	FV	462,900	0	6,847.	594,100	1,057,000	1,057,000	Year End Roll	1/3/2019
2018	101	FV	450,200	0	6,847.	437,800	888,000	888,000	Year End Roll	12/20/2017
2017	101	FV	450,200	0	6,847.	419,000	869,200	869,200	Year End Roll	1/3/2017
2016	101	FV	306,400	0	10,715.	459,700	766,100	766,100	Year End	1/4/2016
2015	101	FV	294,400	0	10,715.	385,600	680,000	680,000	Year End Roll	12/11/2014
2014	101	FV	294,400	0	10,715.	376,700	671,100	671,100	Year End Roll	12/16/2013
2013	101	FV	294,400	0	10,715.	358,900	653,300	653,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
DOLAN DAVID D &	67847-182		8/19/2016			1,100,000	No	No					
SINCLAIR ROBERT	65878-207		8/7/2015	Mult Lots		800,000	No	No	N				
	12460-147		6/21/1973			47,500	No	No					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2016	86	Addition	155,000	1/26/2016				garage addition wi

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	Inspected	BS	Barbara S
9/1/2017	MEAS&NOTICE	HS	Hanne S
8/16/2016	External Ins	DGM	D Mann
7/6/2016	Permit Visit	DGM	D Mann
2/25/2009	Meas/Inspect	372	PATRIOT
11/9/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 05 - Garrison	1	Full Bath: 1	Rating: Very Good	See Plan #756 of 2016 land area decreased.																									
Sty Ht: 2A - 2 Sty +Attic		A Bath: 1	Rating:																										
(Liv) Units: 1	Total: 1	3/4 Bath: 2	Rating: Very Good																										
Foundation: 1 - Concrete		A 3QBth: 1	Rating:																										
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good																										
Prime Wall: 2 - Clapboard		A HBth: 1	Rating:																										
Sec Wall: 16 - Stone Vene	5%	OthrFix: 1	Rating:																										
Roof Struct: 1 - Gable		OTHER FEATURES																											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good																										
Color: YELLOW		A Kits: 1	Rating:																										
View / Desir:		Fpl: 2	Rating: Average																										
GENERAL INFORMATION				WSFlue: 1	Rating:																								
Grade: B- - Good (-)		CONDOS INFORMATION																											
Year Blt: 1946	Eff Yr Blt:	Location:																											
Alt LUC:	Alt %:	Total Units:																											
Jurisdct: G17	Fact: .	Floor:																											
Const Mod:		% Own:																											
Lump Sum Adj:		Name:																											
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																	
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL	1	7	3	M																	
Prim Int Wall: 1 - Drywall		Functional:		Interior:																									
Sec Int Wall:	%	Economic:		Additions:																									
Partition: T - Typical		Special:		Kitchen:																									
Prim Floors: 4 - Carpet		Override:		Baths:																									
Sec Floors:	%	Total:	4.6 %	Plumbing:																									
Bsmnt Flr: 12 - Concrete				Electric:																									
Subfloor:				Heating:																									
Bsmnt Gar:				General:																									
Electric: 3 - Typical		CALC SUMMARY				COMPARABLE SALES								SUB AREA															
Insulation: 2 - Typical		Basic \$ / SQ: 135.00	Size Adj: 1.12297297	Const Adj: 0.99148500	Adj \$ / SQ: 150.310	Other Features: 132943	Grade Factor: 1.21	NBHD Inf: 1.00000000	NBHD Mod: 1.00	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val		SUB AREA DETAIL														
Int vs Ext: S										Juris. Factor: 1.00	Before Depr: 181.88			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
Heat Fuel: 2 - Gas										Special Features: 0	Val/Su Net: 160.09			SFL	Second Floor	1,284	150.310	192,999	BMT	100	FLA	50							
Heat Type: 1 - Forced H/Air										Final Total: 633000	Val/Su SzAd: 285.14			BMT	Basement	936	62.000	58,035	FFL										
# Heat Sys: 1														FFL	First Floor	936	150.310	140,691	GAR										
% Heated: 100	% AC: 100													GAR	Garage	312	22.820	7,119	WDK										
Solar HW: NO	Central Vac: NO													WDK	Deck	252	9.880	2,491	UAT										
% Com Wall:	% Sprinkled:													UAT	Upper Attic	234	60.120	14,069											
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									IMAGE				AssessPro Patriot Properties, Inc								
SPEC FEATURES/YARD ITEMS				PARCEL ID 138.0-0003-0014.A																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N		Total Yard Items:				Total Special Features:																							